

090.0

Map

0006

Block

0003.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 777,800 /

USE VALUE: 777,800 /

ASSESSed: 777,800 /

Total Card /

Total Parcel

777,800

777,800

777,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		CANDIA ST, ARLINGTON

OWNERSHIP

Owner 1:	PRIOR JOHN E & ERIN N
Owner 2:	
Owner 3:	
Street 1:	45 CANDIA ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	SANTOS MICHAEL J & NICOLE S -
Owner 2:	-
Street 1:	45 CANDIA ST
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,375 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1956, having primarily Vinyl Exterior and 1958 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6375		Sq. Ft.	Site		0	70.	0.96	5									427,873						427,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6375.000	349,200	700	427,900	777,800
Total Card	0.146	349,200	700	427,900	777,800
Total Parcel	0.146	349,200	700	427,900	777,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:	397.16	/Parcel:	397.1

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	252,700	700	6,375.	427,900	681,300	681,300	Year End Roll	12/18/2019
2019	101	FV	219,500	700	6,375.	434,000	654,200	654,200	Year End Roll	1/3/2019
2018	101	FV	219,500	700	6,375.	324,000	544,200	544,200	Year End Roll	12/20/2017
2017	101	FV	219,500	700	6,375.	293,400	513,600	513,600	Year End Roll	1/3/2017
2016	101	FV	219,500	700	6,375.	281,200	501,400	501,400	Year End	1/4/2016
2015	101	FV	206,600	700	6,375.	238,400	445,700	445,700	Year End Roll	12/11/2014
2014	101	FV	206,600	700	6,375.	226,200	433,500	433,500	Year End Roll	12/16/2013
2013	101	FV	219,800	0	6,375.	215,200	435,000	435,000		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SANTOS MICHAEL	74582-421	1	4/30/2020		958,000	No	No		
ALVES LISA &	60614-50		11/30/2012		420,000	No	No		
DIOMANDES CARL/	60614-45		11/30/2012	Estate/Div		No	No		See bk 60614 pg 40
DIOMANDES CARL	48887-457		1/24/2007	Family		1	No	No	
	8884-318		1/1/1901	Family		No	No		N

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SANTOS MICHAEL	74582-421	1	4/30/2020		958,000	No	No		
ALVES LISA &	60614-50		11/30/2012		420,000	No	No		
DIOMANDES CARL/	60614-45		11/30/2012	Estate/Div		No	No		See bk 60614 pg 40
DIOMANDES CARL	48887-457		1/24/2007	Family		1	No	No	
	8884-318		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/22/2018	1568	Redo Bas	28,500	C				reno existing fin
6/27/2016	887	Redo Bat	12,800					
7/30/2015	1031	Renovate	14,650		7/30/2015			Rehab 2nd flr exis
12/11/2012	1626	Redo Kit	12,250	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/27/2020	SQ Returned	JO	Jenny O
7/3/2013	Info Fm Prmt	EMK	Ellen K
4/11/2013	Info Fm Prmt	MM	Mary M
1/5/2009	Measured	336	PATRIOT
1/27/2000	Mailer Sent		
1/27/2000	Measured	264	PATRIOT
12/1/1991		PM	Peter M

Sign:

VERIFICATION OF VISIT NOT DATA

DISCLAIMER

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

ap

2021

AssessPro Patriot Properties, Inc